

THE ZONING BOARD OF APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



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JULY 8, 2020

PUBLIC HEARING AGENDA

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, July 8, 2020 at 10:00 A.M. In compliance with President Preckwinkle's Executive Orders 2020-11, attendance at this meeting will be by remote means only.

1. CALL TO ORDER / DECLARATION OF QUORUM
2. APPROVAL OF MEETING MINUTES FROM JUNE 17, 2020
3. OLD BUSINESS
4. NEW BUSINESS

VARIANCE

- V-20-10** Matt Veesaert has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to increase the height of a fence located in the front yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the **6th District**, with the common address of **6255 W. 127th Street, Palos Heights, Illinois 60463**.
- V-20-11** Frank Vincze has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to reduce the right interior side yard setback from the minimum required 10 feet to an existing 8.1 feet. The request is needed to bring the property into conformance for an addition to an existing single-family residence. The subject property is located within the **9th District**, with the common address of **139 Hill Street, Mt. Prospect, Illinois 60056**.
- V-20-12** Anna Lukaszczky, acting on behalf of Larry and Wendy Douglas, has petitioned the Zoning Board of Appeals for a variance to the R-5 Single Family Residence District. The request seeks to: (1) reduce the front yard setback from the minimum required 30 feet to a proposed 18.6 feet, (2) reduce the rear yard setback for an accessory structure from the minimum required 5 feet to an existing 1.3 feet, and (3) reduce the right interior side yard setback for an accessory structure from the minimum required 3 feet to an existing 2.5 feet. The variance is needed to construct an addition to an existing single-family residence. The subject property is located within the **16th District**, with the common address of **10119 Dickens Avenue, Melrose Park, IL. 60164**.
- V-20-14** AHM Builders, Inc., acting on behalf of Al Moskiewicz, have petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to; (1) reduce the left interior side yard setback from the minimum required 15 ft. to an existing 9.2 ft., and (2) reduce the right interior side yard setback from 15 ft. to an existing 13 ft. The variance is needed to construct an addition onto a single-family residence. The subject property is located within the **17th District**, with the common address of **861 62nd Street, LaGrange Highlands, IL. 60525**.
- V-20-15** Anna Lukaszczky, acting on behalf of Lucjan Nowak has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 20,000 sq. ft., (2) reduce the lot width from the minimum required 150 ft. to

an existing 100 ft., and (3) increase the FAR from the maximum allowed 0.15 to a proposed 0.19. The request is needed to construct a garage and addition onto an existing single-family residence. The subject property is located within the **17th District**, with the common address of **10515 W. Bernice Dr., Palos Park, IL. 60464**.

SPECIAL USE

- SU-20-01** Barrington Countryside Fire Protection District has petitioned the Cook County Zoning Board of Appeals for a Special Use in the R-3 Single Family Residential District. The Special Use is requested to construct a Fire/EMS Station. The subject property is located within the **15th District**, with the common address **1004 S. Hough Street, Lake Barrington, Illinois 60010**.

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: **JULY 22, 2020 AT 10:00 A.M. (THIS WILL BE A VIRTUAL MEETING)**